

# Choice Neighborhoods Initiative Program

HUD's **Choice Neighborhood Initiative** provides **\$30 million** to transform neighborhoods with public housing developments into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate human services, schools, public assets, transportation, and access to jobs.

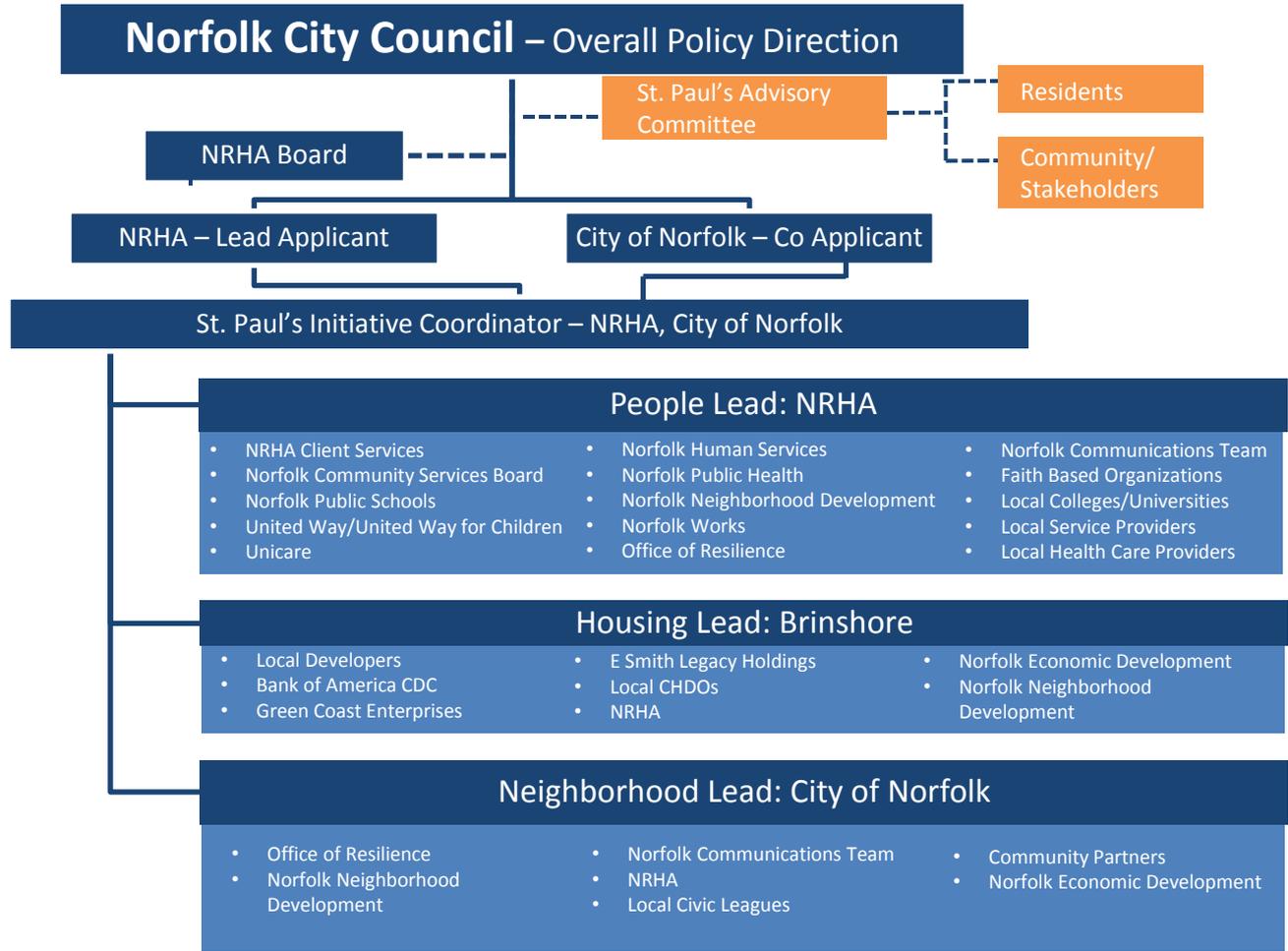
Choice Neighborhoods is focused on three core goals:

- **People:** Improve outcomes of households living in the target housing related to employment and income, health, and children's education; and
- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods.
- **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing;



# Governance Structure

- Norfolk City Council provides overall policy direction
- The St. Paul's Advisory Committee (SPAC) provides guidance and leadership throughout implementation
- The City Manager, as supported by City Council, will make final determination in case of disagreement



# St. Paul's Area Transformation

**People**

**Neighborhood**

**Housing**



A high-quality, **comprehensive approach to enhancing life outcomes** for residents:

- Housing stability
- Education and training
- Employment supports
- Health and wellness services and programs

**Individualized** and customized for every family

**Stays with families** over a period of time as financial wealth and stability is achieved

Provide Case Management and Mobility Services

**\$3.5M/year**



USI is national nonprofit with extensive experience



**USI | URBAN STRATEGIES, INC.**

*Families at the Center of Results*



# Tidewater Gardens Relocation Strategy:

## Relocation Choices

All residents within Tidewater gardens will be required to relocate as part of the Redevelopment Effort. Residents will have options and will choose their relocation preference:

### **Resident choosing the right of return to new apartments constructed in St. Paul's area:**

**Option 1** - Temporarily relocate to another vacant unit in another NRHA community

**Option 2** - Temporarily relocate using a Housing Choice Voucher (Section 8) to move into private housing

### **Resident choosing to move without plans to return to the St. Paul's area:**

**Option 1** - Move using a Housing Choice Voucher (Section 8) into private housing

**Option 2** - Move to another NRHA community



**Norfolk Public Schools**

NATIONALLY RECOGNIZED. GLOBALLY COMPETITIVE.

# High Quality Education that Breaks the Cycle of Poverty

- Cradle to Career Education Pipeline
- Develop Lifelong Learners
- Data Drive Processes with a focus on foundational milestones
- Create high performing neighborhood schools focused on Science, Technology, Reading, Engineering, Arts and Mathematics and project-based learning

# Leveraged Resources: Over \$38 Million

HAMPTONROADS  
WORKFORCECOUNCIL



Prime  
Senior Centers *plus*



The  
Planning  
Council



NORFOLKWORKS

THE CITY OF  
NORFOLK  
HUMAN SERVICES

MEB  
General Contractors



The Basilica of St. Mary





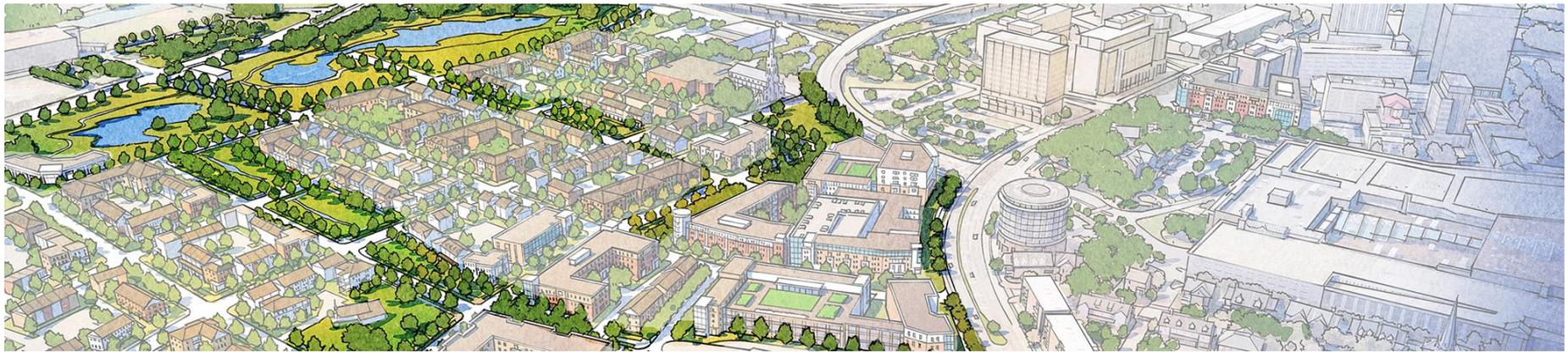
# NEIGHBORHOOD

\* Transform an area of high concentration of poverty, into a **mixed-income, mixed-use** community of **opportunity**

\* **Leverage, connect** and **extend** Downtown district

\* **Provide resilient storm water approach**

\* **Honors history** by restoring Church Street/Connection to Community



**Resilient Greenway/Blueway**



**Appropriately Scaled Mixed-Use Development**



**Connecting to Downtown: Bridging the Divide**



**Restores Church Street as the Heart of the Community**

# Catalytic Community Improvements

1. Community accelerator where education, business and community space come together



2. Heritage-focused trail that honors the neighborhood's African American heritage



3. Strengthening Huntersville Program

- Infill Housing and Rehabilitation assistance



4. Inclusive Economic Strategy-leverage redevelopment effort for employment, job training, and business opportunities for those most impacted

**Section 3**





# HOUSING

Choice Neighborhoods HUD Implementation Grant Visit

*Strong development partnership to effectively move forward the housing component of the St. Paul's Area Transformation Plan*

BRINSHORE

**Bank of America**  
**Merrill Lynch**

 **THE FRANKLIN JOHNSTON**  
GROUP

# Housing

Multi-phase redevelopment with a range of housing types that match the wants and needs of the community:

200 Replacement Units

280 LIHTC Apartments

229 Market rate Housing Units

Total of 709 Housing Units

RESTORE CHURCH STREET



TRANSIT CENTER: GREENWAY VIEW



FORMER POLICE STATION SITE



BRIDGING THE DIVIDE



MASTER PLAN



RED CARPET SITE



CITY GATEWAY AT SNYDER LOT

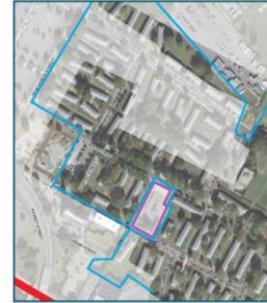


TIDEWATER GARDENS NEIGHBORHOOD

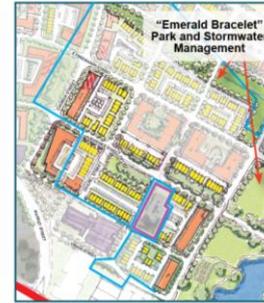


# Example of Planned Tidewater Gardens Redevelopment

- 233 units
- 76 replacement units
- Studio, 1, 2, 3 and 4 bedrooms
- Mixture of mid-rise and attached single-family units
- Primarily above 100-year floodplain
- “Twinned” transactions (4% and 9% at same time)
- Construction completion 2024
- East/West “core” of former Tidewater Gardens
- Sources of financing include LIHTC equity, Perm Loan, AHP, Deferred Fee and CHOICE
- Total Development Cost: \$45.9MM



Existing Aerial  
— Office and Parking Lot of the Basilica of St. Mary



Proposed Plan  
— Multi-Family — Townhomes and Stacked Flats



Rendering of Mixed-Use/Apartment Building



— CNI Boundary

Tidewater Gardens Location



Rendering of a residential street fronted by Townhomes & Stacked Flats



3 Bedroom Townhouse



2 Bedroom Townhouse



2 Bedroom Stacked Flats

# St. Paul's Area CNI Sources and Uses

Description	CNI Funds	City/NRHA Funds	Debt/LIHTC/ Other funds	Total
Supportive Services	\$ 4,050,000	6,000,000	32,755,200	\$ 42,805,200
Administration	3,000,000	3,000,000	-	6,000,000
Fees and Costs	3,691,070	422,100	24,287,660	28,400,840
Site Improvements	1,692,230	33,913,080	13,156,700	48,762,030
Housing Structures	11,339,290	1,028,330	76,063,920	88,431,560
Non-Housing Struct.	148,160	98,290	10,865,570	11,112,030
Critical Comm. Imp.	4,050,000	4,115,000	24,553,000	32,718,000
Demolition	1,429,220	6,010,800	55,960	7,496,000
Relocation	600,000	1,254,000	-	1,854,000
<b>Total</b>	<b>\$ 30,000,000</b>	<b>55,841,630</b>	<b>181,738,040</b>	<b>\$ 267,579,670</b>

# For more information



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